

# 6350

SANTA MONICA BLVD.



LOS ANGELES, CA 90038

CBRE



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SANTA MONICA BLVD.

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## The Offering

CBRE is pleased to present the opportunity to purchase or lease 6350 Santa Monica Blvd, a 29,057 SF free-standing creative office building at the southwest corner of Santa Monica Blvd and Lillian Way in the heart of the Hollywood Media District.

## Investment Highlights

Situated on 0.85 acres, the fully-gated and secured property consists of a recently renovated, two-story creative office building and connected parking lot. Features include ample indoor-outdoor workspaces, coffee shop / commissary and gym. Additionally, the property is located in an Opportunity Zone and has future redevelopment potential.



# PROPERTY OVERVIEW


PROPERTY OVERVIEW

02


## Property Overview

ADDRESS	6350 Santa Monica Blvd, Los Angeles, CA 90038
MARKET/SUBMARKET	Los Angeles / Hollywood
BUILDING SIZE	±29,057 SF
LAND SIZE	±0.85 AC / ±37,026 SF
PARKING	±50 Spaces (1.7 per 1,000 SF) Ability to park additional cars via valet
APNS	5533-016-002; 5533-016-005; 5533-016-006
YEAR BUILT	1956
ZONING	[Q] M1-2D SN


## Property Highlights




Excellent Hollywood Media District location




Close proximity to Paramount Studios, Netflix and other major entertainment users




Ample indoor / outdoor space on 1st and 2nd Floors




Fully-gated and secured property




Excellent natural light




High-quality improvements throughout




New restrooms




Coffee shop / commissary




Private gym



Located in an Opportunity Zone

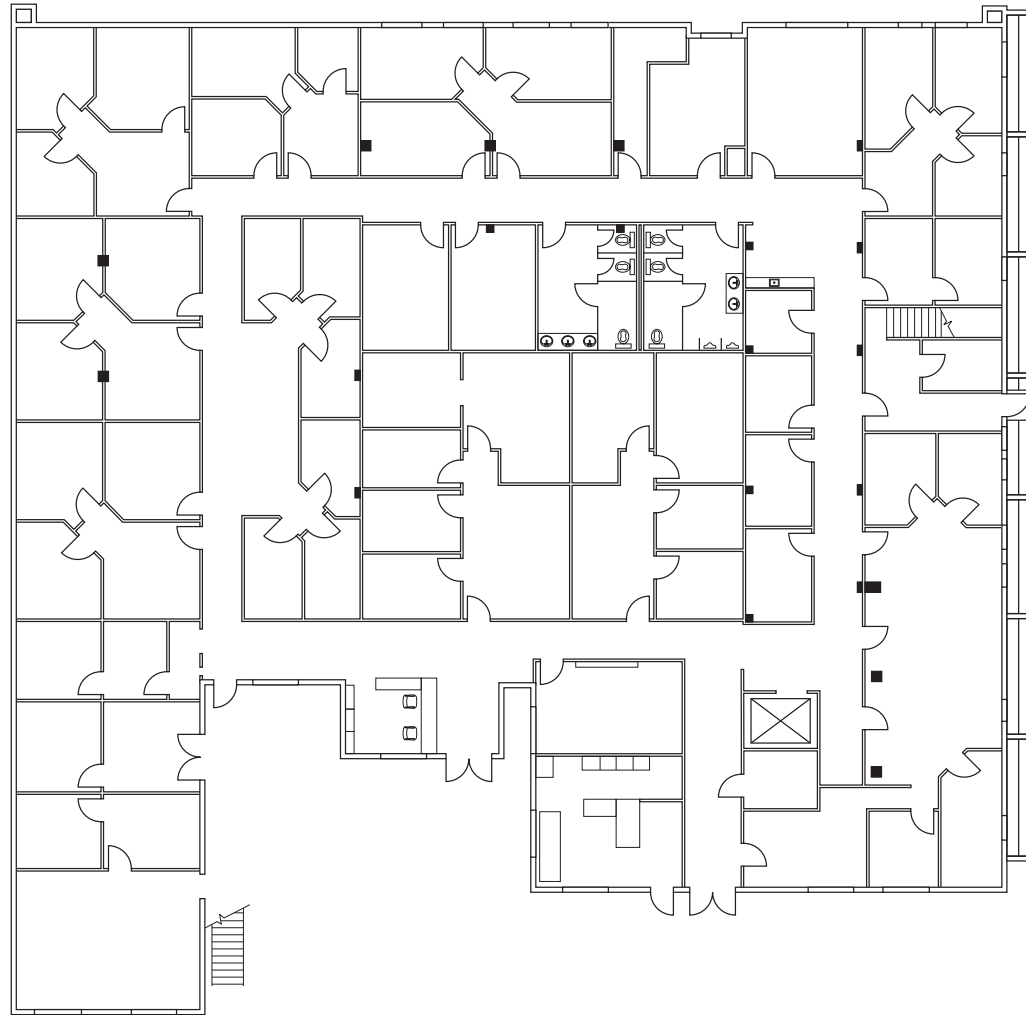


Future development potential

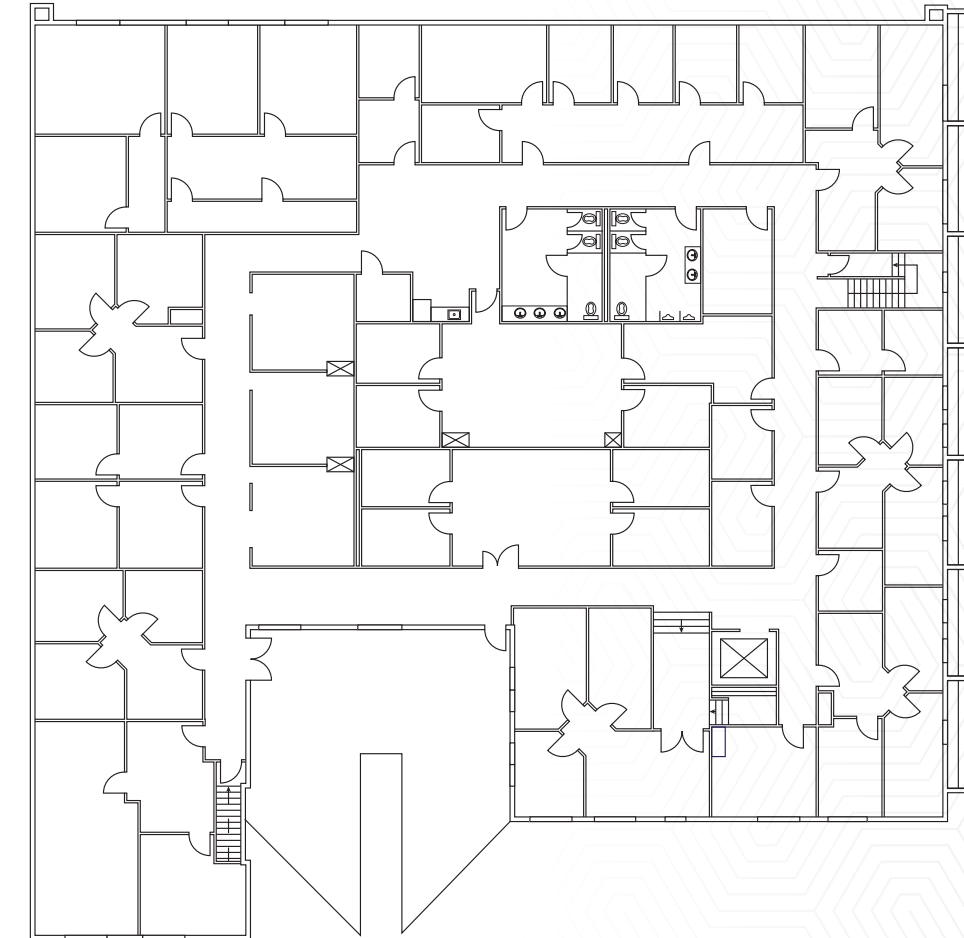


Potential to add revenue generating signage





1 st Floor



2nd Floor



# OPPORTUNITY ZONE

# 04

# DEVELOPMENT POTENTIAL

# 05

## OPPORTUNITY FUND TAX BENEFITS

- + Deferral of Capital Gains on Federal Tax through a Qualified Opportunity Fund.
- + Step-up in Basis (up to 15%) Depending on Holding Period.
- + Allows for real estate, as well as securities, partnership interests to be invested in Opportunity Zones via Opportunity Funds.
- + No capital gains tax on the Opportunity Zone investment itself for funds that have been held for at least 10 years.

## Opportunity Zone Investments

### DAY 0 - YEAR 5

If investor sells the QOF investment and does not reinvest in the same or another QOF, capital gain on the original investment becomes taxable.

### YEAR 5 - YEAR 7

Taxable gain on the original investment is reduced by 10%.

### DAY 0

Within 180 days of sale, Investor deploys all gains into a Qualified Opportunity Fund ("QOF") which has at least 90% of its assets within Qualified Opportunity Zone investments.

### 2.5 YEARS

- + Must invest capital into property
- + Double acquisition cost, minus land basis

### YEAR 7 - YEAR 10

Taxable gain on the original investment is reduced by 15%.

### HARD ASSESSMENT DATE:

Capital gain tax assessed on the original gain, regardless of whether QOF investment has been sold.

### YEAR 10 AND ONWARD

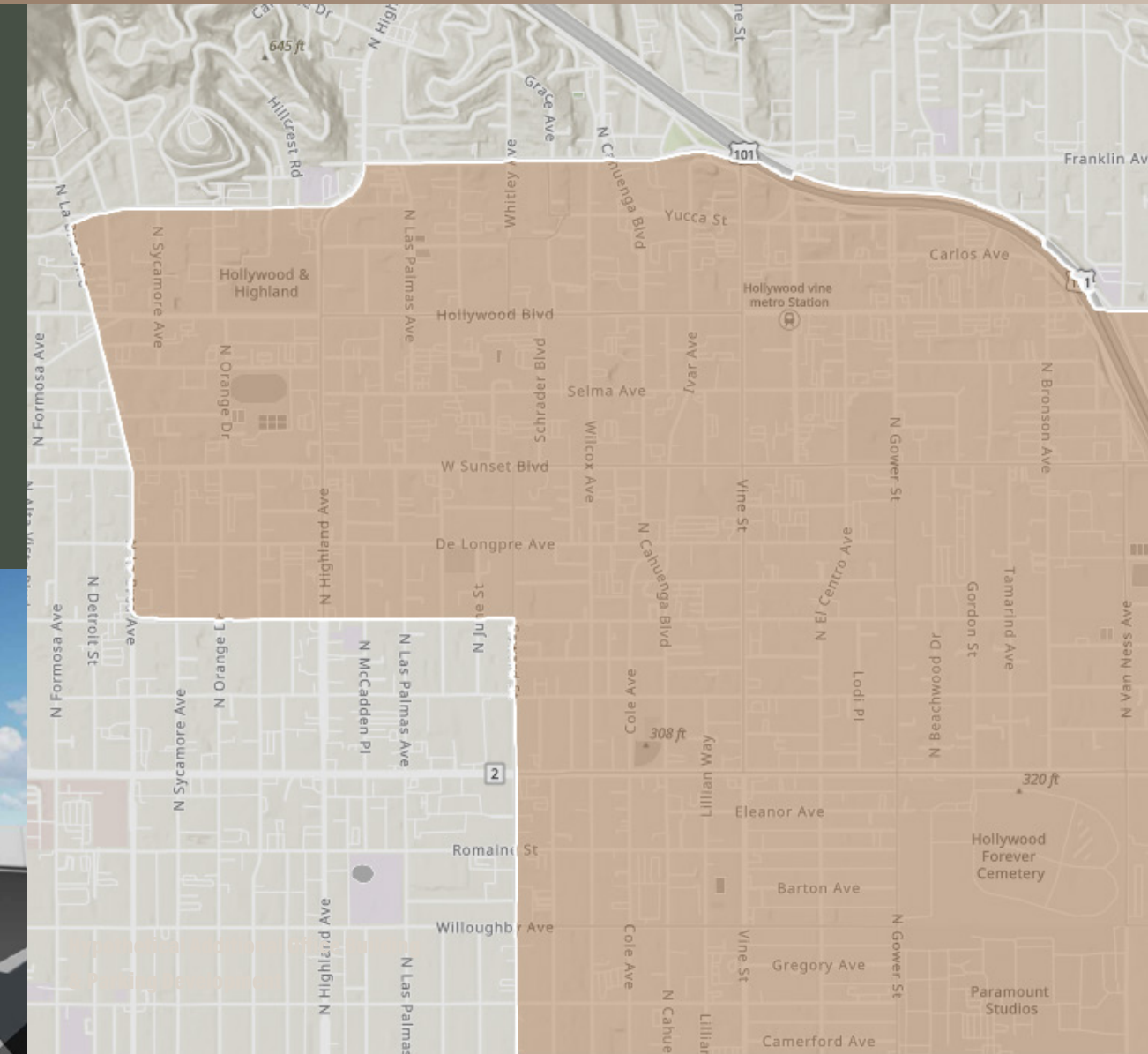
Investor can sell QOF interest without incurring any tax liability on capital gain generated by QOF Investment.



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6350 Santa Monica Blvd offers a buyer significant development potential through either adding a second phase of office space or mixed-use residential development. The Property's buildable area for office use is approximately 48,500 SF allowing a new owner the ability to add approximately 11,000 SF of additional office space and parking. Furthermore, with a mixed-use / residential development the Property's zoning has no height limit, allowing for significant vertical density based on zoning, FAR and parking requirements.

Hypothetical Additional Office Building & Parking Development





# AMENITY MAP

# 06

AMENITY  
MAP

06





# ADDITIONAL PHOTOS

# 07





ADDITIONAL  
PHOTOS

08





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